122.0	0003	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,223,400 / 1,223,400
					USE VALUE:	1,223,400 / 1,223,400
					ASSESSED:	1,223,400 / 1,223,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
7		CHAPMAN ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DI BERTO MARYANNE--ETAL
Owner 2:	POLTORZYCKI STEPHEN
Owner 3:	
Street 1:	7 CHAPMAN ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 9,040 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1910, having primarily Wood Shingle Exterior and 2966 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 10 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9040.000	601,300		622,100	1,223,400
Total Card	0.208	601,300		622,100	1,223,400
Total Parcel	0.208	601,300		622,100	1,223,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 412.47 | /Parcel: 412.4

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	78702
GIS Ref	
GIS Ref	
Insp Date	02/09/09

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 122.0-0003-0006.0

!9507!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	601,200	0	9,040.	622,100	1,223,300	1,223,300	Year End Roll	12/18/2019
2019	101	FV	443,100	0	9,040.	656,600	1,099,700	1,099,700	Year End Roll	1/3/2019
2018	101	FV	443,100	0	9,040.	483,800	926,900	926,900	Year End Roll	12/20/2017
2017	101	FV	443,100	0	9,040.	463,100	906,200	906,200	Year End Roll	1/3/2017
2016	101	FV	443,100	0	9,040.	428,500	871,600	871,600	Year End	1/4/2016
2015	101	FV	419,300	0	9,040.	359,400	778,700	778,700	Year End Roll	12/11/2014
2014	101	FV	419,300	0	9,040.	351,100	770,400	770,400	Year End Roll	12/16/2013
2013	101	FV	419,300	0	9,040.	334,500	753,800	753,800		12/13/2012

PRINT

Date	Time
12/10/20	23:58:27

LAST REV

Date	Time
01/12/10	09:19:14
hchinal	

USER DEFINED

Prior Id # 1:	78702
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 9507

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	21182-352		5/1/1991		364,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/22/2009	1027	Manual	2,965					
8/7/1998	528	Redo Bat	10,000					REMODEL BATH
5/18/1995	266		20,000					REBUILD ENTRY
5/15/1995	253		1,000					DEMO POTICO
8/17/1992	380	Manual	1,200					ROOFING

ACTIVITY INFORMATION

Date	Result	By	Name
2/9/2009	Entry Denied	372	PATRIOT
11/17/1999	Mailer Sent		
10/29/1999	Measured	263	PATRIOT
1/1/1982		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9040		Sq. Ft.	Site		0	90.	0.76	10									622,079						622,100	

Total AC/HA: 0.20753 | Total SF/SM: 9040 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 622,079 | Spl Credit | Total: 622,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1910	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	0.93478435
Const Adj.:	1.00989902
Adj $ / SQ:	122.725
Other Features:	123540
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	738748
Depreciation:	137407
Depreciated Total:	601341

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	5	Baths:	3	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	1998
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	10	5	
Totals			
1	10	5	

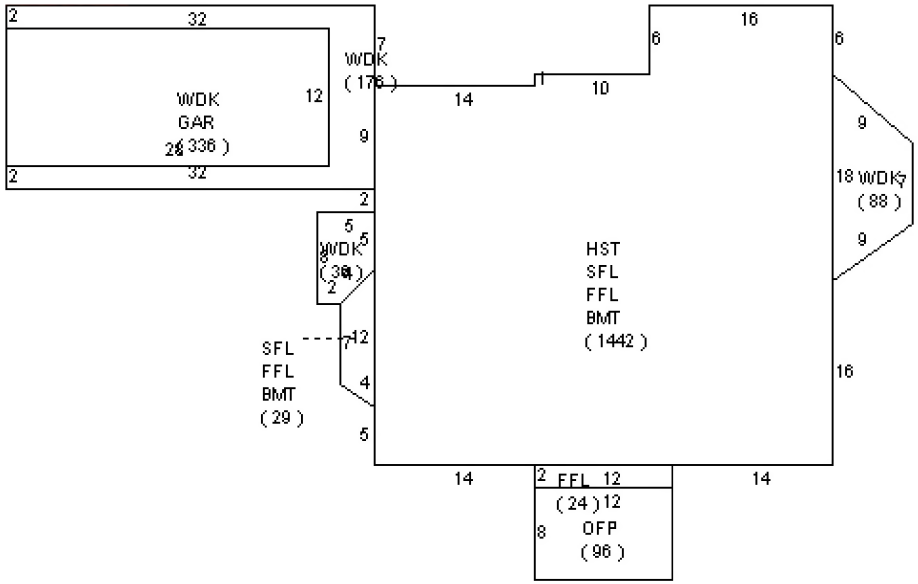
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	148.50
Special Features:	0	Val/Su Net:	96.58
Final Total:	601300	Val/Su SzAd	163.09

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,495	122.720	183,474
BMT	Basement	1,471	36.820	54,159
SFL	Second Floor	1,471	122.720	180,528
HST	Half Story	721	73.630	53,091
WDK	Deck	636	7.650	4,864
GAR	Garage	336	22.660	7,615
OFP	Open Porch	96	34.020	3,266
	Net Sketched Area:	6,226	Total:	486,997
Size Ad	3687	Gross Are	6947	FinArea 2966

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
HST	100	UNF	100		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

122.0-0003-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	